

# TEXAS TRANSPORTATION COMMISSION

COLLIN County

## MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of McKinney, Collin County, on FM 546, the State of Texas acquired certain land for highway purposes.

A portion of the land, which portion is described as the right of way of FM 546 lying east of the line described in Exhibit A to and including the land described in Exhibit B, (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes. If, in the future, the tract is no longer used for public road purposes, the tract shall immediately and automatically revert to the State of Texas.


The City of McKinney, Texas (the city) is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tract be transferred to the city.

IT IS THEREFORE ORDERED by the commission that the tract, described as the right of way of FM 546 lying east of the line described in Exhibit A to and including the land described in Exhibit B, is removed from the state highway system.

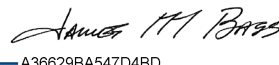
IT IS FURTHER ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the City of McKinney, Texas; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

IT IS FURTHER ORDERED that, if the tract ceases to be used for public road purposes, it shall immediately and automatically revert to the state.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0443AC0E4EC...  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36629BA547D4BD  
Executive Director

115878 Oct 29 2020

Minute Number	Date Passed
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Exhibit "A"

County: Collin  
Highway: FM 546  
R.O.W. CSJ: 1013-01-037

June 30, 2020  
Page 1 of 2

LINE DESCRIPTION 1

Description of a line situated in the Samuel McFarland Survey, Abstract 558, Collin County, Texas, it being the intent of this line description to remove the land East of this line from the State Highway System and the land to the West of this line to be retained by the State of Texas, said line being determined from right-of-way maps and documents for FM 546 (variable width right-of-way) on file at the Texas Department of Transportation, Dallas District Headquarters in Mesquite, Texas, said line more particularly described by metes and bounds as follows;

**BEGINNING** at a X-cut in concrete set on the existing northerly right-of-way line of FM 546, said Point of Beginning being 50.00 feet left of FM 546 Baseline Station 0+79.64 as shown on FM 546 Right-of-way Map, Control Section 1013-1-8, having surface coordinates of N=7,118,428.54, E=2,554,493.84, said monument being South 88 degrees 33 minutes 51 seconds East, a distance of 155.22 feet from a set ½ inch iron rod with plastic cap stamped "PJB Surveying" on said existing northerly right-of-way line of FM 546;

- 1) **THENCE** South 11 degrees 33 minutes 28 seconds West, a distance of 101.89 feet to a 1/2 inch iron rod with plastic cap stamped "PJB Surveying" set in the existing southerly line of FM 546, said monument being 50.00 feet left of FM 546 Baseline Station 0+60.11, as shown on said FM 546 Right-of-way Map.


Notes:

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), TxDOT Virtual Reference System (VRS) RTK Network.

All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the Combined Adjustment Factor of 1.000152710 (TxDOT Collin County Scale Factor).

Monuments set are for TxDOT reference for removing roadway from system and not intended for boundary corners for adjacent properties.

A survey plat of even date accompanies this legal description.

  
Patrick J. Baldasaro, R.P.L.S.  
Texas Registration No. 5504  
200 W. Belmont Dr., Suite D  
Allen, Texas 75013  
Ph. 972-649-6669  
TBPLS FIRM NO. 10194303

6.30.20  
Date



# EXHIBIT A

SCALE: 1"=100'  
50 0 25 50 100  
SCALE IN FEET

2.060 ACRES  
RACETRAC 744 ADDITION  
LOT 1, BLOCK A  
INST.NO. 20060214010000570  
P.R.C.C.T.

AREA TO BE  
RETAINED BY THE  
STATE OF TEXAS

0.587 ACRES  
BOLIN ADDITION NO.2  
LOT 1, BLOCK A  
CAB.M. SLIDE 153  
P.R.C.C.T.

0.498 ACRES  
BOLIN ADDITION NO.2  
LOT 2, BLOCK A  
CAB.M. SLIDE 153  
P.R.C.C.T.

1.250 ACRES  
BOLIN ADDITION NO.2  
LOT 3, BLOCK A  
CAB.M. SLIDE 153  
P.R.C.C.T.

STATE OF TEXAS  
VOL.682, PG.135  
D.R.C.C.T.

CITY OF MCKINNEY  
INST.NO. 20060214010000570  
P.R.C.C.T.

**ELDORADO PKWY**  
(120' RIGHT OF WAY)

CITY OF MCKINNEY  
CAB.M. SLIDE 153  
P.R.C.C.T.

S 11°33'28"W  
101.89'

EXISTING ROW

CITY OF MCKINNEY  
INST.NO. 20060802010003320  
P.R.C.C.T.

1.801 ACRES  
QT 916 ADDITION  
LOT 1, BLOCK A  
INST.NO. 20060802010003320  
P.R.C.C.T.

**SH 5**  
(MCDONALD STREET)  
(VARIABLE RIGHT OF WAY)

CITY OF MCKINNEY  
INST.NO. 20071228001709230  
O.P.R.C.C.T.

0-60.11  
50.00 RT

**FM 546**  
(VARIABLE WIDTH RIGHT OF WAY)

TO BE REMOVED FROM  
STATE HIGHWAY SYSTEM

12.20 ACRES  
PECAN GROVE CEMETARY ASSOCIATION  
VOL. 573, PG. 398  
D.R.C.C.T.

**SAMUEL MCFARLAND SURVEY**  
**ABSTRACT NO. 558**



*Patrick J. Baldasaro*

6-30-20

I, PATRICK J. BALDASARO, REGISTERED PROFESSIONAL  
LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT  
REPRESENTS THE RESULTS OF A SURVEY MADE ON THE  
GROUND DURING THE MONTH OF FEBRUARY, 2020.

TBPLS FIRM NO. 10194303

- P — EXISTING ROW
- — — PROPERTY LINE
- — — PROPOSED ROW
- — — PROPOSED EASEMENT
- S — SURVEY LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- (C.M.) CONTROLLING MONUMENT
- 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED  
"PJB SURVEYING" SET UNLESS OTHERWISE NOTED
- 5/8 INCH IRON ROD WITH PINK PLASTIC CAP  
STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET  
UNLESS OTHERWISE NOTED
- FOUND (AS NOTED)
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

## NOTES:

THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM OF 1983,  
NORTH CENTRAL ZONE (4202), TXDOT VIRTUAL REFERENCE SYSTEM  
(VRS) RTK NETWORK.

ALL COORDINATES AND DISTANCES ARE US SURVEY FEET, DISPLAYED  
IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY  
THE COMBINED ADJUSTMENT FACTOR OF 1.000152710 (TXDOT COLLIN  
COUNTY SCALE FACTOR).

MONUMENTS SET ARE FOR TXDOT REFERENCE FOR REMOVING ROADWAY  
FROM SYSTEM AND NOT INTENDED FOR BOUNDARY CORNERS FOR  
ADJACENT PROPERTIES.

A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

<b>Texas Department of Transportation</b>		
DISTRICT: DALLAS	<b>FM 546</b> LINE 1	COUNTY: COLLIN
R.O.W. C.S.J. 1013-01-037		SURVEY DATE: JUNE 2020
REVISION DATE:		
EXHIBIT A		PAGE 2 OF 2



Exhibit  
B

County: Collin  
Highway: FM 546  
R.O.W. CSJ: 1013-01-037

June 30, 2020  
Page 1 of 3

Description for Tract 2

**BEING** 21,762 square feet of land, more or less, in the George B. Pilant Survey, Abstract Number 691, Collin County, Texas, and the F. Duffan Survey, Abstract Number 287, Collin County, Texas, being part of a called "Parcel 2" conveyed by deed to the State of Texas, recorded in Clerks File No. 92-0058318, Deed Records of Collin County, Texas (D.R.C.C.T.) and a called 0.272 acre tract conveyed to the State of Texas, recorded in Instrument No. 20091106001358690, Official Public Records of Collin County, Texas, said 21,762 square feet [0.5000 Acres] of land being more particularly described by metes and bounds as follows:

**COMMENCING** at the southeast corner of Simpson Manufacturing Addition, an addition to the City of McKinney, recorded in Volume 2018, Page 398, Plat Records of Collin County, Texas, being in the west line of a called "Parcel 1" described in a deed to the State of Texas, recorded in Clerks File No. 92-0058318, D.R.C.C.T., from which a 1/2 inch iron rod found bears North 77 degrees 47 minutes East, a distance of 0.8 feet;

**THENCE** South 00 degrees 36 minutes 31 seconds East, with the west line of said "Parcel 1" a distance of 145.67 feet to a TxDOT monument with brass cap found at the **POINT OF BEGINNING**, being the northernmost corner of said 0.272 acre tract, having a N.A.D. 83 (2011 Adjustment), Texas Coordinate System of 1983 North Central Zone (4202) surface coordinate of Northing 7,113,747.30 and Easting 2,551,444.25;

- 1) **THENCE** South 00 degrees 36 minutes 31 seconds East, continuing with the west line of said "Parcel 1" and with the east line of said 0.272-acre tract, a distance of 161.21 feet to the northwest corner of said "Parcel 2";
- 2) **THENCE** North 88 degrees 49 minutes 35 seconds East, with the north line of said "Parcel 2" and the south line of said "Parcel 1", a distance of 60.03 feet to the northeast corner of said "Parcel 2" and the southeast corner of said "Parcel 1", being in the west line of a called 36.10 acre tract described in a deed to the City of McKinney, recorded in Instrument No. 20010517000572410, O.P.R.C.C.T.;
- 3) **THENCE** South 00 degrees 36 minutes 29 seconds East, with the east line of said "Parcel 2" and the west line of said 36.10 acre tract, a distance of 190.33 feet to a 1/2 inch iron rod with plastic cap stamped "PJB Surveying" set in the northerly line of the FM 546 new bypass;
- 4) **THENCE** North 88 degrees 23 minutes 29 seconds West, with the northerly line of the FM 546 new bypass, a distance of 83.63 feet to a 1/2 inch iron rod with plastic cap stamped "PJB Surveying" set in the west line of said 0.272 acre tract, being on a curve to the right, having a radius of 890.00 feet and a central angle of 08 degrees 24 minutes 24 seconds;
- 5) **THENCE** with the west line of said 0.272-acre tract and with said curve to the right, an arc distance of 130.59 feet (Chord Bearing North 03 degrees 37 minutes 58 seconds West – 130.47 feet) to a TxDOT Type II monument found at the point of tangency;
- 6) **THENCE** North 01 degree 34 minutes 14 seconds East, continuing with the west line of said 0.272-acre tract, a distance of 169.55 feet to a 5/8-inch iron rod found;

Exhibit  
B

County: Collin  
Highway: FM 546  
R.O.W. CSJ: 1013-01-037

June 30, 2020  
Page 2 of 3

Description for Tract 2

- 7) **THENCE** North 34 degrees 20 minutes 19 seconds East, continuing with the west line of said 0.272-acre tract, a distance of 60.14 feet to the **POINT OF BEGINNING** and containing 21,762 square feet [0.5000 Acres] of land, more or less.

Notes:

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Patrick J. Baldasaro, R.P.L.S.  
Texas Registration No. 5504  
200 W. Belmont Dr., Suite D  
Allen, Texas 75013  
Ph. 972-649-6669  
TBPLS FIRM NO. 10194303

6.30.20

Date





F. DUFFAN SURVEY  
ABSTRACT NO. 287STATE OF TEXAS  
(PARCEL 12)  
INST. NO. 20180703000832070  
O.P.R.C.C.T.63.1927 ACRES  
SIMPSON MANUFACTURING  
VOL. 4870, PG. 4158  
D.R.C.C.T.5/8" IRF  
(C.M.)FM 546  
NEW BYPASS  
VARIABLE RIGHT OF WAY  
(NO RECORDING INFO FOUND)STATE OF TEXAS  
INST. NO. 2009106001358690  
O.P.R.C.C.T.STATE OF TEXAS  
(PARCEL 2)  
CLERKS FILE NO. 92-0058318  
D.R.C.C.T.N 88°23'29" W  
83.63'Δ = 08°24'24"  
R = 890.00'  
L = 130.59'  
CB = N 03°37'58" W  
CH = 130.47'21,762 SQ. FT.  
0.5000 AC.36.10 ACRES  
CITY OF MCKINNEY  
INST. NO. 20010517000572410  
O.P.R.C.C.T.STATE OF TEXAS  
0.272 ACRES  
INST. NO. 2009106001358690  
D.R.C.C.T.P.O.B.  
N=7,113,747.30  
E=2,551,444.25  
TXDOT BRASS MON (C.M.)SIMPSON MANUFACTURING  
ADDITION  
VOL. 2018, PG. 398  
P.R.C.C.T.STATE OF TEXAS  
(PARCEL 1)  
INST. NO. 92-0058318  
D.R.C.C.T.

FM 546

P.O.C.  
1/2" IRF  
(BEARS N77°47'E  
0.80')

- EXISTING ROW  
— PROPERTY LINE  
— PROPOSED ROW  
— PROPOSED EASEMENT  
— SURVEY LINE  
P.O.C. POINT OF COMMENCING  
P.O.B. POINT OF BEGINNING  
(C.M.) CONTROLLING MONUMENT

- 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED  
"PJB SURVEYING" SET UNLESS OTHERWISE NOTED  
■ 5/8 INCH IRON ROD WITH PINK PLASTIC CAP  
STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET  
UNLESS OTHERWISE NOTED  
● FOUND (AS NOTED)

- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS  
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

## NOTES:

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COUNTY SCALE FACTOR).

MONUMENTS SET ARE FOR TXDOT REFERENCE FOR REMOVING ROADWAY  
FROM SYSTEM AND NOT INTENDED FOR BOUNDARY CORNERS FOR  
ADJACENT PROPERTIES.

A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

A PLAT OF SURVEY OF  
TRACT 2  
FOR FM 546  
A 21,762 SQ. FT. (0.5000 ACRES)  
TRACT OF LAND  
IN GEORGE B. PILANT SURVEY  
ABSTRACT NO. 691 AND  
F. DUFFAN SURVEY  
ABSTRACT NO. 287  
COLLIN COUNTY, TEXAS



Texas Department of Transportation

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GEORGE B. PILANT SURVEY  
ABSTRACT NO. 691

I, PATRICK J. BALDASARO, REGISTERED PROFESSIONAL  
LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT  
REPRESENTS THE RESULTS OF A SURVEY MADE ON THE  
GROUND DURING THE MONTH OF FEBRUARY, 2020.  
TBPLS FIRM NO. 10194303